

# Site Allocations DPD consultation online questionnaire.

## About This Form

This is the online form which you can use to give us your comments on the draft Site Allocations development plan document (DPD). The public consultation documents are available at [Woking2027 website](#).

The public consultation is open from **Thursday 18 June to Friday 31 July 2015**. Unfortunately we cannot accept responses received after 5pm on the closing date.

You can let us have your comments in a number of ways:

- 1. Use this online questionnaire – instructions are set out below.
- 2. Complete a downloadable / printable questionnaire and return this either by email to [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or by post to the Planning Policy team, Woking Borough Council, Civic Offices, Gloucester Square, Woking, Surrey, GU21 6YL.
- 3. Complete the comments form accompanying the online Site Allocations interactive map (see [www.woking2027.info](http://www.woking2027.info)).
- 4. You can also register your comments with the Planning Policy Team at one of our public consultation events (see [www.woking2027.info](http://www.woking2027.info))

If you have any questions about completing this form please contact the Planning Policy team by email on [planning.policy@woking.gov.uk](mailto:planning.policy@woking.gov.uk) or telephone on 01483 743871.

## Mandatory Fields

This questionnaire will ask you for your views on the various consultation documents: the draft Site Allocations document, the Sustainability Appraisal and the Habitats Regulations Assessment. If you have no comments on any one of these, simply choose 'next' to move to the next page of the questionnaire.

You can also suggest a new potential development site or make a general comment (not specific to any one of the consultation documents).

Some fields are mandatory, so must be completed. They are marked with a red asterisk.

Please note we are unable to accept anonymous responses.

You must complete all the form in one session, no information will be saved. If a form is half completed and closed, you will need to start again.

## Data Protection

Please be aware that representations received by the Council will be made publicly available.

The Council may also use this information within the Council to exercise functions of a public nature in the public interest.

## Contact Details

Title*	Mr
First name*	Peter
Surname*	Hoskyn
House name and/or number	Sharnberry
TownYou can overwrite the default "Woking" text in this field.*	Woking
County*	Surrey
Post code*	KT14 6RF
Email address*	[REDACTED]
Street*	Maitland Close
Telephone number	[REDACTED]
Locality	
Please select your status or that of any party your are representing	<input checked="" type="checkbox"/> Resident of Woking Borough
	<input type="checkbox"/> Someone who works in Woking Borough
	<input type="checkbox"/> Someone who visits Woking Borough
	<input type="checkbox"/> Someone representing a group or organisation
	<input type="checkbox"/> Owner of land in Woking Borough
	<input type="checkbox"/> Planning / Land agent
	<input type="checkbox"/> Developer
	<input type="checkbox"/> Other (please specify)

Please note that everyone responding to this consultation  will be notified of future Woking Borough planning policy consultations. If you would prefer not to be contacted in the future, please tick this box

## Your views on the Site Allocations document

This section is for providing comments regarding the Draft Site Allocations DPD. Please provide as much detail as possible, for example the page or paragraph numbers to which your comment relates and explain any changes you consider should be made to the document.

This section can also be used to suggest a new potential development site to the Council (please state the full site address and contact details for the landowner(s) in your comments).

Site allocations  
Would you like to  
Please give us your comment

Site GB15 Land surrounding West Hall West Byfleet  
Objecting  
I write in particular reference to the proposals for the West Hall and Broadoaks sites in Parvis Road West Byfleet. The below comments cover both:

1. EQUITY: The removal of land from Green belt, whilst a low percentage across the borough, represents about 80% of Green Belt land in West Byfleet. It is also allocated for release in the earliest phase. This is inequitable for West Byfleet. Efforts should be made to spread the burden of Green belt land release across the Borough more evenly. For example a greater number of smaller sites could be identified elsewhere in the borough which between them could provide the housing sought for the larger sites. The unwelcome early phasing of a large lump of development in West Byfleet could be mitigated by this strategy. Have the Borough intensively tested the potential for the development of Brownfield sites.

2. FLOOD RISK: The land to be developed is a natural flood plain for the River Wey and whilst some historic drainage works reduce the risk, the development of the area with the inevitable additional impermeable road, pavement and parking surfaces etc and the need for additional rainwater dispersal from roofs will mean that the risk of flooding of the new development is increased significantly. Have the Borough really satisfied themselves that there is no additional risk of flooding caused by further development?

3. INFRASTRUCTURE AND SERVICES: Additional development needs to be backed up by the appropriate services and facilities. Where is the evidence that there will be availability of the necessary additional educational, medical, transport, retail, local authority, gas electricity and sewerage services to support the additional loads imposed by large residential development.

4. TRAFFIC: The Parvis Road and all the feeder roads to it (within and outside the borough) are currently working at full capacity. Indeed this was established by a formal report commissioned at the turn of the millennium. There are no proposals to produce a really dynamic solution to this problem, (a bypass?). The suggestion that the introduction of some right turn lanes, the re-phasing of traffic lights will magically cure the existing problems let alone the additional pressures caused by the traffic draw of any new development is totally unconvincing. It is not enough for the Borough to defer this serious issue to Surrey County Council. Gridlock of the Parvis Road would have a far reaching impact on the remaining road network and businesses/ residents across the whole Borough. If SCC state the increased traffic caused by the development of this and other sites in the Borough can be safely absorbed this conclusion should be tested by truly independent traffic engineers and designers. The additional traffic generation created by other development initiatives in and outside Borough, such as Ripley, Wisley and Sheerwater do not appear to have been taken into account.

5. AIR QUALITY: Any development on the West Hall and Broad Oaks site will only aggravate the poor air quality which already exists in this locality which abuts the M25. Promotion of further development on these sites is therefore not consistent with the Borough's reputation for managing its affairs with the best environmentally aware strategies and disregards the likely detrimental impact on the health of residents, present and future.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

Site allocations  
Would you like to  
Please give us your comment

Site GB16 Broadoaks West Byfleet  
Objecting  
Whilst appreciating the site at Broad Oaks is effectively out of Green belt by virtue of an enacted commercial consent granted at the turn of the century aspects of the proposed residential and educational development on the site create the same issues as covered under the comments above for West Hall. In many respects there is a commonality of concern around the development of both sites .The development of both together doubles

that concern.

Proposed modifications - Please explain what changes you consider should be made (for example, to the text, to the site boundary)

If you would like to comment on another part of the consultation document, please select the 'Add' button below'

## **General comment or suggest a new site**

This section is for general comment not covered by the previous pages.

Any other comments

## **Thank you for taking the time to respond.**

You have reached the end of this questionnaire. Please ensure that you have completed all the relevant fields.

If you wish to review all the information you have supplied click on the **Review** button.

If you wish to change some of the information you have entered click on the **Previous** button to get back to the relevant page.

If you wish to discard the information you have entered click on the **Cancel** button.

When you are happy with the information you have supplied click on the **Submit** button.

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## **What will happen next?**

When you click the submit button, the information you have provided will be submitted to the Council as a formal response to the consultation. A copy will also be sent to the email address you have provided, for your records. Please note that responses will not be individually acknowledged.

After 5pm on 31 July 2015, all of the responses will be analysed. We will compile the results of the consultation and will update the Site Allocations document before asking for your views again. After that, the final Site Allocations document will be submitted to the Government for its consideration at an independent Examination.

The Council provides updates on the progress of this and other planning policy documents to those who have responded to a previous consultation and /or have expressed an interest to be kept informed. We also keep our local plan website [Woking2027](#) up to date with the latest information.